

Lafayette Consolidated Government
Board of Zoning Adjustment
Community Development and Planning Staff Report

EXECUTIVE SUMMARY

2023-3-BOZ

Applicant: John Gilpin, Lamar Advertising

Location: 1506-A Verot School Road

Variance Request: Variance of the sign regulations in a CM-1 (Commercial Mixed) Zoning District.

LDC Art., Sec., No.: Art. 5 Districts 89-90 Signs (i) Nonconforming Signs (3) d. 3.

Summary of Request:

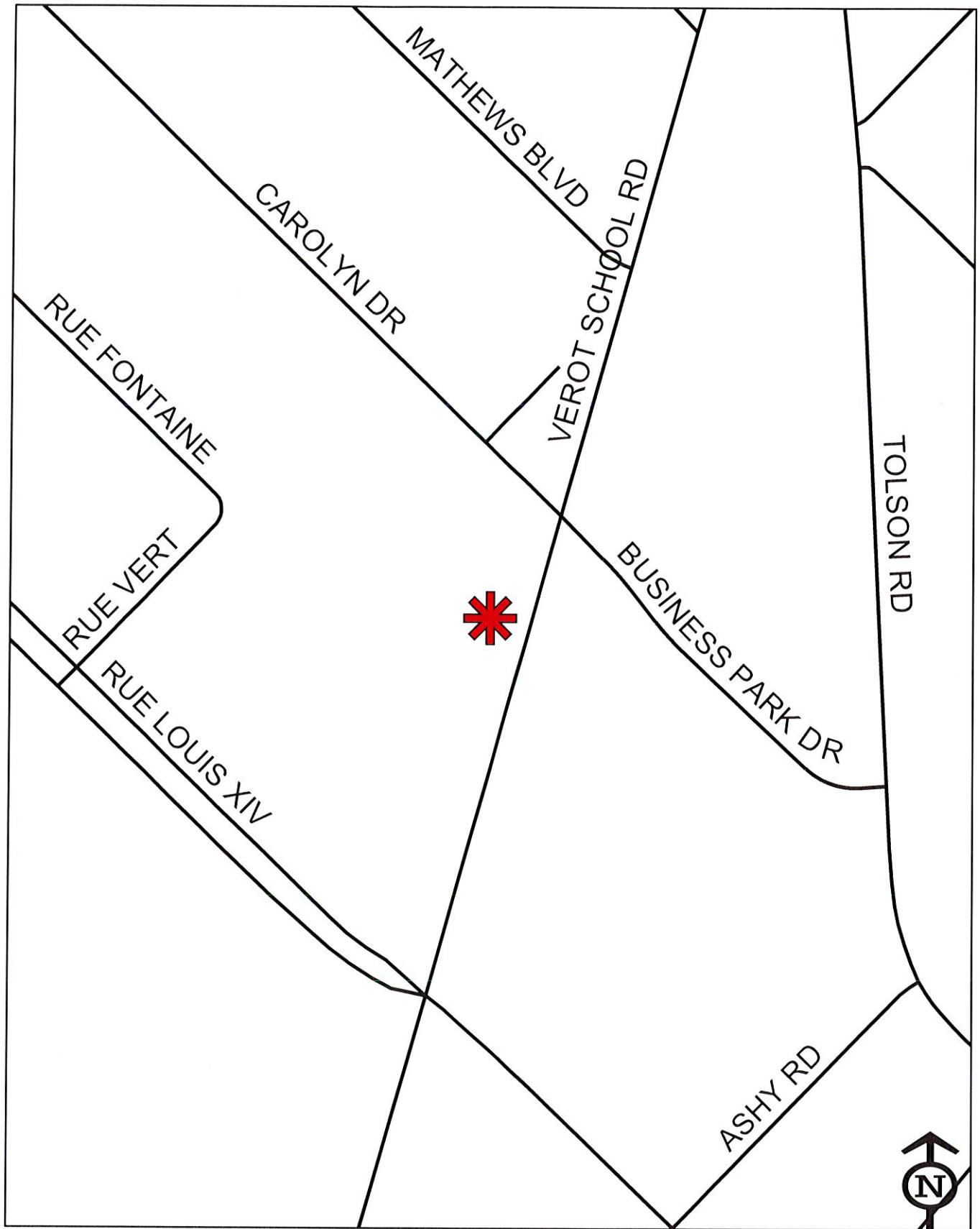
Due to the proliferation of billboards and off-premise signs predating 2003, the Lafayette City-Parish Council deemed it to be in the best interest of the public to prohibit the future construction of billboards and off-premise signs in the City of Lafayette and the unincorporated areas of Lafayette Parish. This prohibition allowed provisions that would contain any expansion to existing signage and further reduce the number of signs if a digital conversion was proposed. Two of these provisions are applicable in this variance request. First, for each digital sign conversion, signs located within the jurisdiction of LCG totaling at least 2 times the sign area of the proposed digital sign face being converted shall be permanently removed. Secondly, the converted digital structure may be located no closer than 300 feet to a residential zoning district. Measurement is from the residential zoning district boundary to the outermost portion of each sign.

The existing Lamar sign located within the property boundaries of 1506 Verot School Road has been proposed for a digital conversion. This sign measures 10'-6" x 22' (231 square feet), requiring 462 square feet be removed. Lamar is proposing a total 800 square feet of existing billboard/off-premise sign area be permanently removed. However, the existing sign is located 210 linear feet southeast of The Fields Subdivision (Residential Single-Family) and does not meet the distance requirement for a digital readerboard.

The applicant is requesting a variance of the distance requirement for a digital readerboard/off-premise sign to be located closer than 300 feet from a residential zoning district.

Summary of Public Comment:

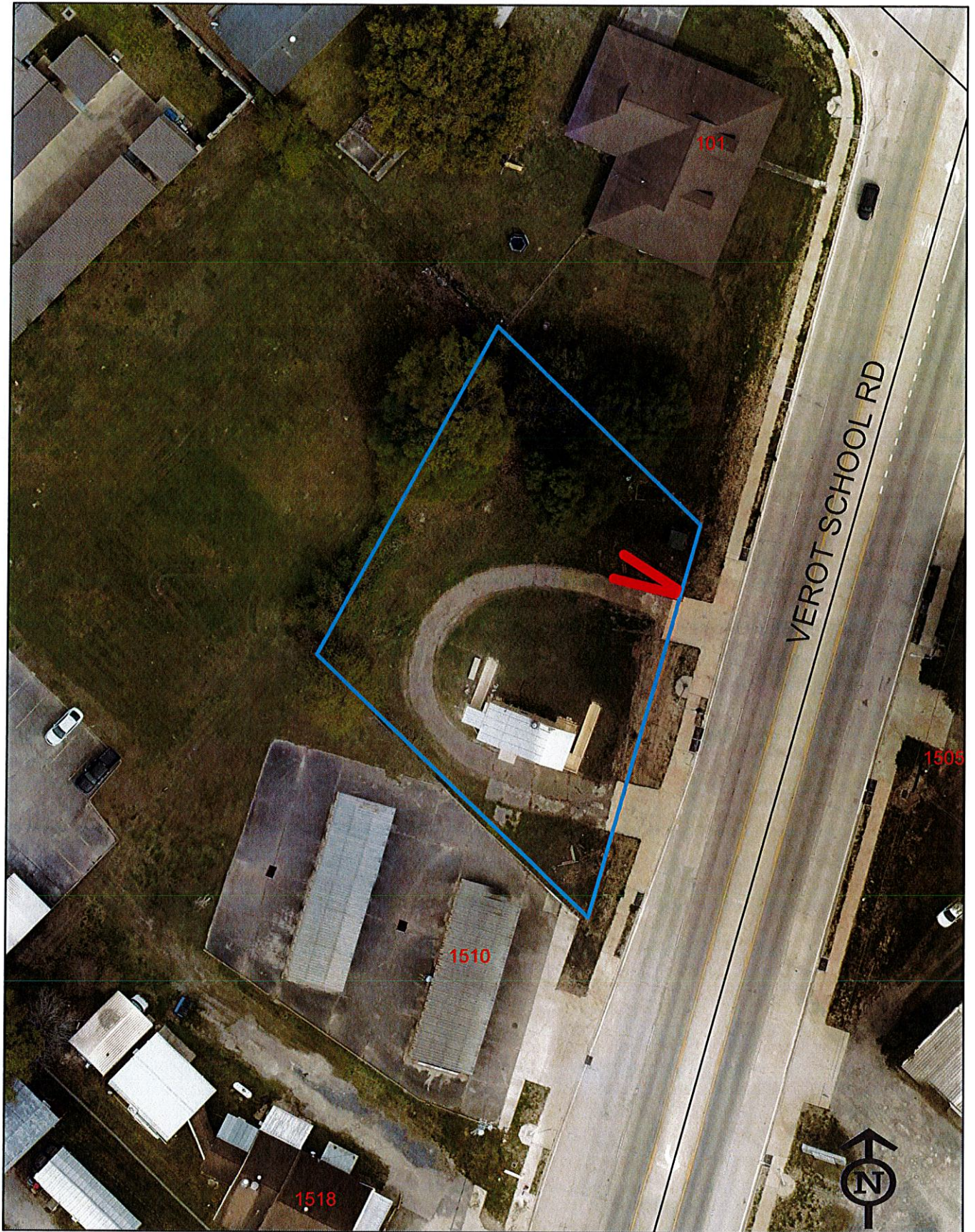
At the time of preparation of the preliminary report, staff has not received any letters/emails in support or opposition.



1506-A Verot School Road

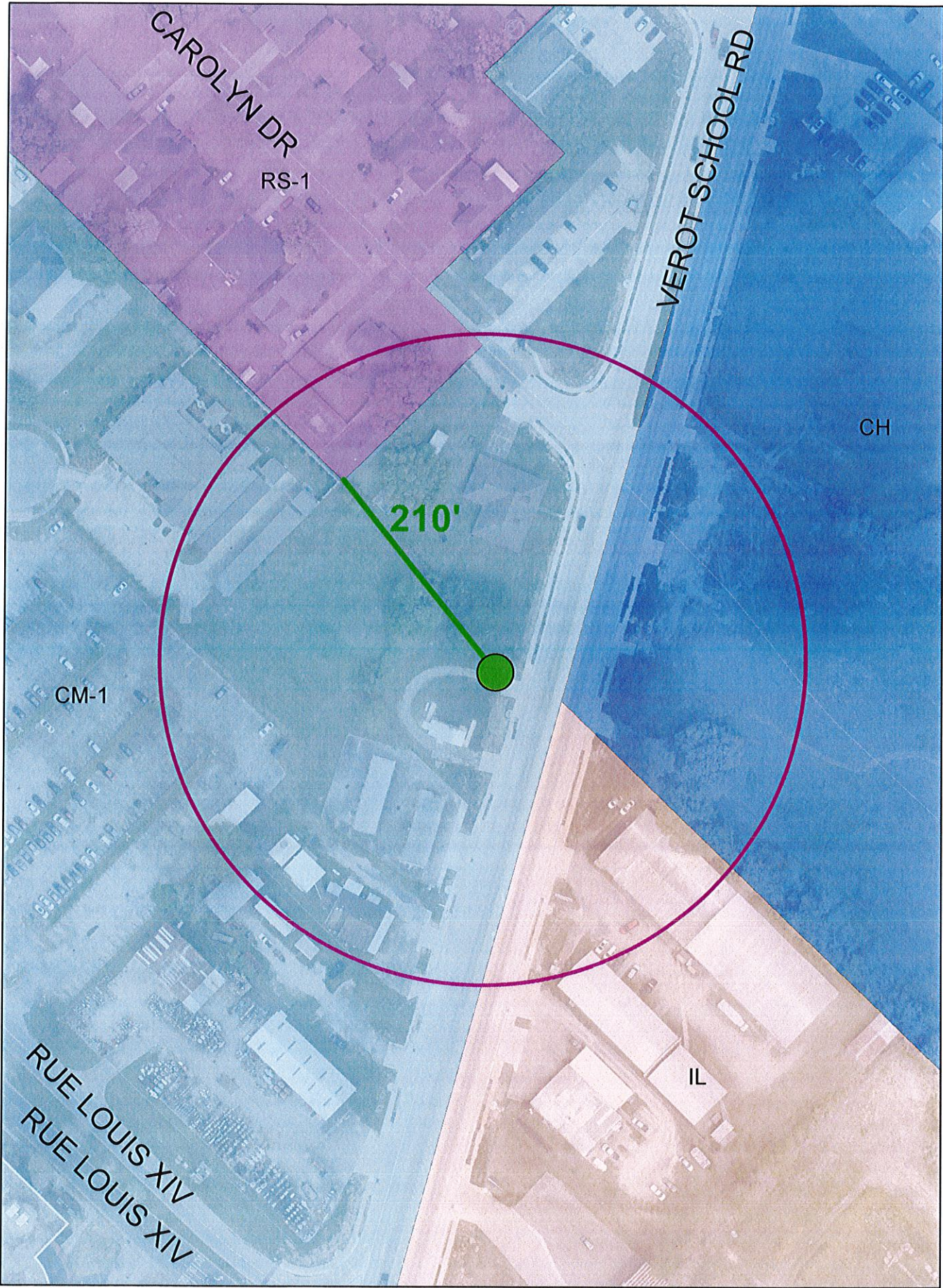
0 140 280 560 Feet



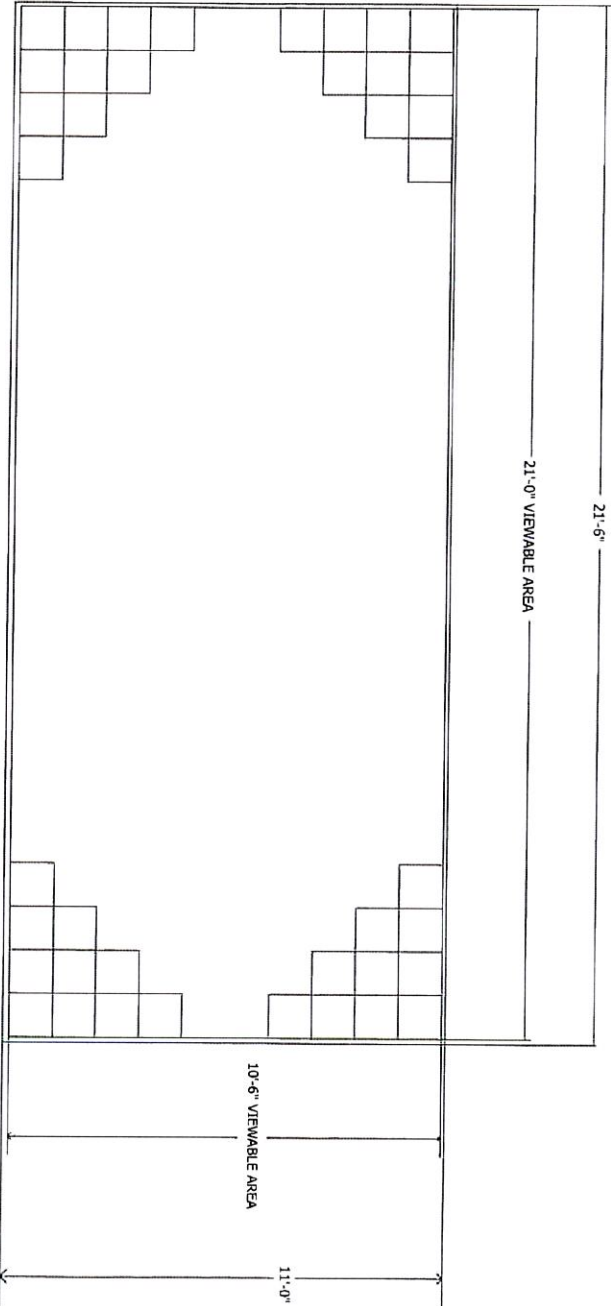



1506-A Verot School Road

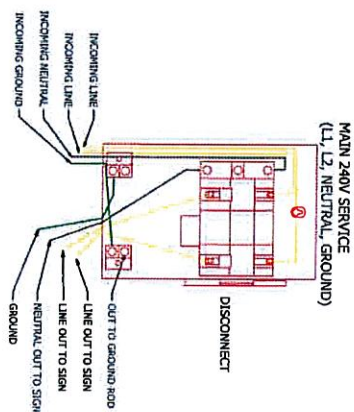
0 25 50 100 Feet










REVISION	SHEET	LINEAR TOLERANCES	ANGULAR TOLERANCES	THIRD ANGLE PROJECTION	DATE CREATED	DATE CHECKED	DATE APPROVED	DESCRIPTION
6	1 OF 5	XX..... = ± 1/16" X.X..... = ± .0050" X.XX..... = ± .0010" X.XXX..... = ± .0050" X.XXXX..... = ± .0050"	X°..... = ± 3° X.X°..... = ± 1° X.XX°..... = ± .5°		1/14/2021	1/14/2021	1/14/2021	VIEWING AREA, 11'-0" x 21'-6", REAR SERVICE INTERLOCKING
WATCHFIRE					PART NUMBER: 990-0062 - A			



1) ELECTRICAL REQUIREMENTS: 240 VOLTS, SINGLE PHASE, 17 TOTAL AMPS FOR SIGN, 4-WIRE, CURRENT CARRYING NEUTRAL 17 PER LINE AMPS AND 4.08 KW TOTAL FOR SIGN.

3) GROUND: DRIVE A COPPER-CLAD GROUND ROD INTO THE GROUND NEAR THE SIGN. ATTACH A #6 GROUND WIRE TO THE GROUND ROD AND ROUTE AND CONNECT IT TO THE GROUND TERMINAL INSIDE THE DISCONNECT. ENSURE ALL WIRING CONNECTING THE GROUND ROD TO THE SIGN IS SECURELY ATTACHED. BE SURE TO FOLLOW ALL NATIONAL ELECTRICAL CODE REQUIREMENTS.

REVISION	SHEET	LINER TOLERANCES	ANGULAR TOLERANCES	THRO-MATE PROTECTOGRAPHICS, INC.			DESCRIPTION
6	2	X.X..... ± .116" X.X..... ± .0450" X.X..... ± .0300" X.X..... ± .0150" X.XXXX... ± .0050"	All dimensions are linear DIMENSIONS SPECIFIED IN PARENTHESES ARE TO ALL SPOT SIZES OTHERWISE SPECIFIED X.X°..... ± ± 3° X.X'..... ± ± 1° X.X"..... ± ± 5°		LPMAR 400 REV 6 CNC PROGRAM	ELECTRICAL LAYOUT - 11-9" x 21-5", NEAR SERVICE INTERLOCKING PARTIAL	
	5						
				watchfire 			
				DATE CANCELED 1/14/2021	DRAWN		
				T. Caldes			
				PART NUMBER 999-0062-B			
PART LOCATION Designated Draft per Numbered/Version/Serial Law							

Lafayette
Sign Permit Application

2022-4678

Submitted by John Gilpin
jgilpin@lamar.com
(337) 233-7220

Address of Proposed Work: **1506 Verot School Rd**

City: **Lafayette** State: **LA** Zip: **70508**

Contact Information

Applicant's Contact Information

Title: _____ First Name: _____ Last Name: _____ Suffix: _____

Business Name: **Lamar Advertising of Lafayette**

Mailing Address: **100 Plantation Road**

City: **Lafayette** State: **LA** Zip: **70508**

Email Address: **jgilpin@lamar.com**

Cell Phone: _____ Work Phone: **(337) 233-7220** Home Phone: _____

Property Owner's Contact Information

Title: _____ First Name: **Sandra** Last Name: **Melancon** Suffix: _____

Business Name: _____

Mailing Address: **102 Greenfarm Road**

City: **Lafayette** State: **LA** Zip: **70508**

Email Address: _____

Cell Phone: _____ Work Phone: _____ Home Phone: _____

Sign Company's Contact Information

Title: First Name: JOHN Last Name: GILPIN Suffix:
Business Name: LAMAR ADVESTISING COMPANY
Mailing Address: 100 PLANTATION ROAD
City: LAFAYETTE State: LA Zip: 70508
Email Address: jgilpin@lamar.com
Cell Phone: Work Phone: (337) 442-5025 Home Phone:

Application Questionnaire (* denotes required question)

Sign Permit Application

Construction Cost: 27,500

Sign Width: 22

Sign Height: 10

Freestanding Height (foundation to top): 35

Sign Type (select all that apply): Free-Standing, Digital

Number of Faces: 2

Illuminated: Yes

Specify Type: Internal

Type of Business:

Independent

Name of Intergrated Business Center:

Replacement Sign:

Frontage – Front Street:

Verot School Road

Frontage- Side Street (if corner lot):

Store Width/Frontage:

Acknowledgment: *

I understand that the above information is used to qualify the approval of this permit. I further understand that failure to provide all the information required may result in the removal of this sign(s) at my expense.

Designation

Documents Uploaded

The following documents are attached to the Application.

verot rue louis.pdf

Scaled Site Plan

print 2.pdf

Requested Variance/Appeal:

Digital Billboard/Off-premises advertising sign face conversions are allowed at 300' or more from a residential zoning district. The sign structure's outer edge is 210' from a residential zoning district. We are proposing to convert the south facing static sign face (10'6" x 22') to a digital display (10'6" x 22').

Reason and justification for Variance/Appeal:

The nearest residential district will not be able to see the digital display because the digital display will face away from this district. In addition, mature oak trees form a "green barrier" between the nearest residential zoning district and the proposed digital conversion. The digital display will automatically adapt the brightness based on ambient light conditions. In addition, any nearby business could add an on-premise digital sign face. We have had many requests from local businesses wanting to advertise in this area. If this is not allowed, local businesses will not be able to advertise their products. Therefore, causing a reduced ability to properly and effectively market the area to potential customers causing these businesses to have reduced revenues which will negatively impact the community, local businesses, and the landowner.

CERTIFICATION AND AGREEMENT

1. The applicant/owner declares that all statements and information submitted with this application are true and correct.
2. The owner's signature is certification that he/she is the owner of the subject property and consents to the submission of the application for a variance, even if a non-owner applicant submits the request.
3. By filing a petition for a variance, the applicant/owner consents to allow the appropriate City-Parish employees to enter the property described in this variance request for the purposes of inspection and to photograph the site.
4. The owner and applicant acknowledge that the actions of the Board of Zoning Adjustment have no effect on any existing private Subdivision Restrictions or Covenants. Compliance with any applicable private regulations is a civil matter and the responsibility of the property owner.

Signed this 10 day of JANUARY, 2023

Owner SANDRA FRAZIER MELANCON
(Print Name)

Sandra Frazier Melancon
(Signature)

Applicant W. Lane Parker
(Print Name)

[Signature]
(Signature)